090.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	670,100 / 670,100
					USE VALUE:	670,100 / 670,100
					ASSESSED:	670,100 / 670,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		MARTIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEOGHEGAN JACQUELINE M
Owner 2:	
Owner 3:	
Street 1:	7 MARTIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BECK ERIK H -
Owner 2:	GEOGHEGAN JACQUELINE M -
Street 1:	7 MARTIN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .085 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1448 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3704.000	298,300		371,800	670,100
Total Card	0.085	298,300		371,800	670,100
Total Parcel	0.085	298,300		371,800	670,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.78 | /Parcel: 462.78

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	58092
GIS Ref	
GIS Ref	
Insp Date	11/09/18

!7345!

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	298,300	0	3,704.	371,800	670,100		Year end	12/23/2021
2021	101	FV	289,000	0	3,704.	371,800	660,800		Year End Roll	12/10/2020
2020	101	FV	289,100	0	3,704.	371,800	660,900	660,900	Year End Roll	12/18/2019
2019	101	FV	233,300	0	3,704.	377,100	610,400	610,400	Year End Roll	1/3/2019
2018	101	FV	233,300	0	3,704.	281,500	514,800	514,800	Year End Roll	12/20/2017
2017	101	FV	233,300	0	3,704.	254,900	488,200	488,200	Year End Roll	1/3/2017
2016	101	FV	233,300	0	3,704.	244,300	477,600	477,600	Year End	1/4/2016
2015	101	FV	227,400	0	3,704.	207,100	434,500	434,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:25:18

LAST REV

Date	Time
02/05/19	13:18:23
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7345

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BECK ERIK H,	71065-465	1	5/29/2018	Estate/Div	1	No	No		
CAMPBELL PAUL R	35140-337		3/27/2002		385,000	No	No		
	12478-259		7/16/1973			No	No		N

USER DEFINED

Prior Id # 1:	58092
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2012	492	Redo Bat	11,280					

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
5/9/2012	Info Fm Prmt	MM	Mary M
2/3/2009	Meas/Inspect	189	PATRIOT
6/9/2002	MLS	MM	Mary M
1/28/2000	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3704		Sq. Ft.	Site		0	70.	1.43	5									371,784						371,800	

Total AC/HA:	0.08503	Total SF/SM:	3704	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	371,784	Spl Credit		Total:	371,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	64500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405334
Depreciation:	107008
Depreciated Total:	298326

COMMENTS

OF=TOILAET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7		BRs:	3		Baths:	1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

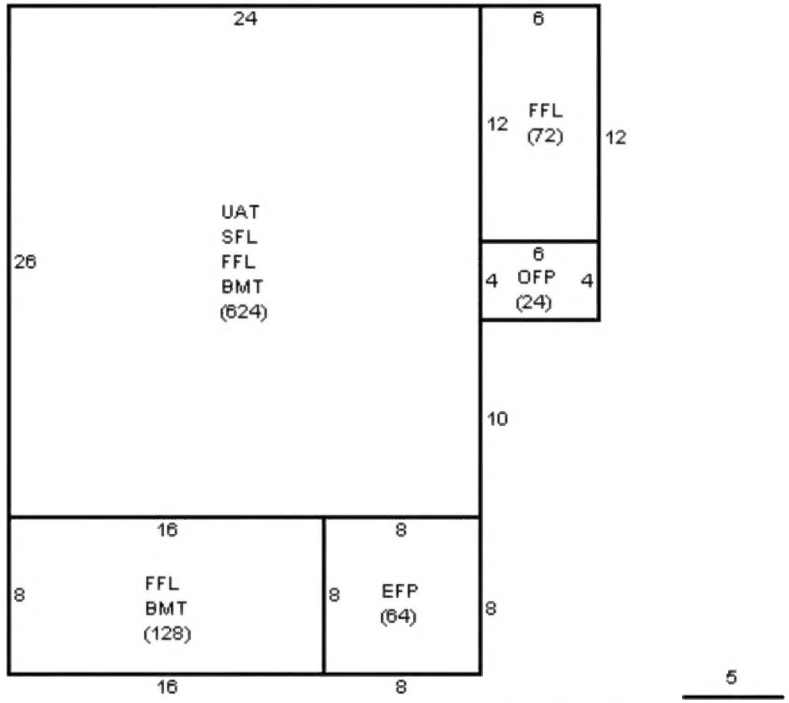
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	189.19
Special Features:	0	Val/Su Net:	122.05
Final Total:	298300	Val/Su SzAd	206.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	824	171.990	141,720
BMT	Basement	752	51.600	38,801
SFL	Second Floor	624	171.990	107,322
UAT	Upper Attic	156	68.800	10,732
EFP	Enclos Porch	64	68.370	4,376
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,444			Total:	303,986
Size Ad	1448	Gross Area	2912	FinArea	1448

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

090.0-0005-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: